



Real Estate 8074 - 8074 : Account Activity

Balance Summary: \$65,000.21 (available balance as of today 01/6/2023)

View: today: 01/6/2023

Transactions

Posting date	Description	Type	Amount	Available balance	Reconcile
Processing	TRANSFER FROM ACCT #1316 ON 01/06 VIA WEB	Credit	\$2,000.00	\$65,000.21	
Processing	TRANSFER FROM ACCT #1316 ON 01/06 VIA WEB	Credit	\$18,000.00	\$63,000.21	
12/29/2022	Online Banking transfer from CHK 1316 Confirmation# XXXXX09785	Transfer	\$16,000.00	\$45,000.21	Cleared
12/23/2022	Online scheduled transfer from CHK 1316 Confirmation# XXXXX07661	Transfer	\$2,000.00	\$29,000.21	Cleared
Statement as of 12/21/2022					
12/20/2022	Interest Earned	Credit	\$0.21	\$27,000.21	Cleared
12/09/2022	Online scheduled transfer from CHK 1316 Confirmation# XXXXX46104	Transfer	\$2,000.00	\$27,000.00	Cleared
12/02/2022	Online Banking transfer from CHK 1316 Confirmation#	Transfer	\$999.69	\$25,000.00	Cleared

AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE

To: Thomas Hawing
From: Declan Realty LLC (Mike Roberts)
PROPERTY ADDRESS: _____
Date: 01/06/2023

This is to give you notice that Declan Realty LLC (Mike Roberts) has a business relationship with Venture Land Title Agency, LLC. Declan Realty LLC (Mike Roberts) is an equity owner of Venture Land Title Investors IV, LLC. Venture Land Title Investors IV, LLC owns 49% of Venture Land Title Agency, LLC. Because of this relationship, this referral may provide him a financial benefit.

In addition, Venture Title Holdings, LLC owns 51% of Venture Land Title Agency, LLC. The owners of Ohio Real Title Agency, LLC and Title Professionals Group, LTD have ownership in Venture Title Holdings, LLC. Ohio Real Title Agency, LLC and Title Professionals Group, LTD will provide settlement services in conjunction with the services performed by Venture Land Title Agency, LLC. Because of the relationship between Ohio Real Title Agency, LLC and Title Professionals Group, LTD and Venture Land Title Agency, LLC, this referral may provide Ohio Real Title Agency, LLC or Title Professionals Group, LTD a financial or other benefit as well.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use Venture Land Title Agency, LLC as a condition of purchase, sale or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Venture Land Title Agency, LLC's range of charges:

Title insurance premium	As filed with the State of Ohio
Title examination fee	\$295.00 to \$425.00
Title Commitment fee	\$100.00

I/We have read this disclosure form and understand that Declan Realty LLC (Mike Roberts) is referring me/us to purchase the above described settlement services from Venture Land Title Agency, LLC.

In the event the Lender involved in this transaction does not act as settlement or closing agent, then the closing will be handled by Ohio Real Title Agency, LLC or Title Professionals Group, LTD.

<i>Thomas Hawing</i>	dotloop verified 01/06/23 4:54 PM EST TLSX-VPZN-MURO-CGVC
----------------------	---

Buyer/Borrower _____ Date _____

Haramarty LTD.

Seller _____ Date _____

01/07/2023

Buyer/Borrower _____ Date _____

Seller _____ Date _____



ADDENDUM

THIS ADDENDUM to Sales Agreement, dated 01/06/2023 provides for additions, revisions, reservations, contingencies, and/or changes, as the case may be, to said Agreement as follows:

Buyer's agent brokerage minimum commission to be \$2,000. Seller to pay buyer's brokerage a commission of 3% of the purchase price. The buyer will pay the difference at closing.

We, the undersigned Sellers and Buyers, respectively, of property known as:

3822 Carlyle Ave, Cleveland, OH 44109

an agreement for the sale and acquisition of which we have entered into as of the date identified above, acknowledge and agree that the herein additions, revisions, reservations, contingencies, and/or changes, as the case may be, are agreeable to and accepted by us and are a part of our total agreement governing the sale.

Thomas Hawing
Buyer
Date

dotloop verified
01/06/23 4:54 PM EST
ICRH-LAYC-2DKO-I7LP

Haramarty LTD.
Seller
Date

Buyer
Date

CH
01/07/2023
Seller
Date

Mike Roberts
Agent
Date

dotloop verified
01/06/23 4:09 PM EST
ECIZ-KBWK-307D-SPRJ

Christopher Kaylor 1-6-2023
Agent
Date

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Lead Warning Statement

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Property Address: 3822 Caryle Ave. cleveland Ohio 44109

Seller's Disclosure

- (a) Presence of lead-based paint and/or lead-based paint hazards (check (i) or (ii) below):
 - (i) Known lead-based paint and/or lead-based paint hazards are present in the housing (explain).

 - (ii) Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
- (b) Records and reports available to the seller (check (i) or (ii) below):
 - (i) Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

 - (ii) Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Purchaser's Acknowledgment

- (c) Purchaser has received copies of all information listed above.
- (d) Purchaser has received the pamphlet *Protect Your Family from Lead in Your Home*.
- (e) Purchaser has (check (i) or (ii) below):
 - (i) received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
 - (ii) waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Agent's Acknowledgment

- (f) Agent has informed the seller of the seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

<p>Haramarty Ltd.</p> <hr/> <p>Seller _____ Date _____</p> <hr/> <p>Purchaser _____ Date _____</p> <p><i>Christopher Kaylor</i> 12/29/2022</p> <hr/> <p>Agent _____ Date _____</p>	<p style="text-align: right;"><i>TH</i> 12/30/2022</p> <hr/> <p>Seller _____ Date _____</p> <p><i>Thomas Hawing</i> dotloop verified 01/06/23 4:54 PM EST VM5A-K8QV-DQOZ-DOMZ</p> <hr/> <p>Agent _____ Date _____</p> <p><i>Mike Roberts</i> dotloop verified 01/06/23 4:07 PM EST WTCH-ZIGC-B552-DCQP</p>
--	--



STATE OF OHIO
DEPARTMENT OF COMMERCE

2013

Seller has never lived at property

RESIDENTIAL PROPERTY DISCLOSURE FORM

Purpose of Disclosure Form: This is a statement of certain conditions and information concerning the property actually known by the owner. An owner may or may not have lived at the property and unless the potential purchaser is informed in writing, the owner has no more information about the property than could be obtained by a careful inspection of the property by a potential purchaser. Unless the potential purchaser is otherwise informed, the owner has not conducted any inspection of generally inaccessible areas of the property. This form is required by Ohio Revised Code Section 5302.30.

THIS FORM IS NOT A WARRANTY OF ANY KIND BY THE OWNER OR BY ANY AGENT OR SUBAGENT REPRESENTING THE OWNER. THIS FORM IS NOT A SUBSTITUTE FOR ANY INSPECTIONS. **POTENTIAL PURCHASERS ARE ENCOURAGED TO OBTAIN THEIR OWN PROFESSIONAL INSPECTION(S).**

Owner's Statement: The statements contained in this form are made by the owner and are not the statements of the owner's agent or subagent. The statements contained in this form are provided by the owner only to potential purchasers in a transfer made by the owner. The statements are not for purchasers in any subsequent transfers. The information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law to be disclosed in the transfer of residential real estate.

OWNER INSTRUCTIONS

Instructions to Owner: (1) Answer ALL questions. (2) Report known conditions affecting the property. (3) Attach additional pages with your signature if additional space is needed. (4) Complete this form yourself. (5) If some items do not apply to your property, write NA (not applicable). If the item to be disclosed is not within your actual knowledge, indicate Unknown.

Owner's Initials Gh Date 12/30/2022
Owner's Initials _____ Date _____

Purchaser's Initials TH Date _____
Purchaser's Initials _____ Date _____
01/06/23 4:54 PM EST dotloop verified



STATE OF OHIO DEPARTMENT OF COMMERCE

RESIDENTIAL PROPERTY DISCLOSURE FORM

Pursuant to section 5302.30 of the Revised Code and rule 1301:5-6-10 of the Administrative Code.

TO BE COMPLETED BY OWNER (Please Print)

Property Address: 3822 Caryle Ave. cleveland Ohio 44109

Owners Name(s): Haramarty Ltd.

Date: _____, 20____

Owner [] is [X] is not occupying the property. If owner is occupying the property, since what date: Never
If owner is not occupying the property, since what date: _____

THE FOLLOWING STATEMENTS OF THE OWNER ARE BASED ON OWNER'S ACTUAL KNOWLEDGE

A) WATER SUPPLY: The source of water supply to the property is (check appropriate boxes):

- [X] Public Water Service [] Holding Tank [] Unknown
[] Private Water Service [] Cistern [] Other
[] Private Well [] Spring
[] Shared Well [] Pond

Do you know of any current leaks, backups or other material problems with the water supply system or quality of the water? [] Yes
No [] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

Is the quantity of water sufficient for your household use? (NOTE: water usage will vary from household to household) [] Yes [] No

B) SEWER SYSTEM: The nature of the sanitary sewer system servicing the property is (check appropriate boxes):

- [X] Public Sewer [] Private Sewer [] Septic Tank
[] Leach Field [] Aeration Tank [] Filtration Bed
[] Unknown [] Other

If not a public or private sewer, date of last inspection: _____ Inspected By: _____

Do you know of any previous or current leaks, backups or other material problems with the sewer system servicing the property?
Yes [] No [] If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

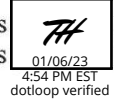
Information on the operation and maintenance of the type of sewage system serving the property is available from the
department of health or the board of health of the health district in which the property is located.

C) ROOF: Do you know of any previous or current leaks or other material problems with the roof or rain gutters? [] Yes [] No
If "Yes", please describe and indicate any repairs completed (but not longer than the past 5 years): _____

D) WATER INTRUSION: Do you know of any previous or current water leakage, water accumulation, excess moisture or other
defects to the property, including but not limited to any area below grade, basement or crawl space? [] Yes [] No
If "Yes", please describe and indicate any repairs completed: _____

Owner's Initials Gh Date 12/30/2022
Owner's Initials _____ Date _____

Purchaser's Initials [Signature] Date _____
Purchaser's Initials [Signature] Date _____



Property Address 3822 Caryle Ave. cleveland Ohio 44109

Do you know of any water or moisture related damage to floors, walls or ceilings as a result of flooding; moisture seepage; moisture condensation; ice damming; sewer overflow/backup; or leaking pipes, plumbing fixtures, or appliances? Yes No
If "Yes", please describe and indicate any repairs completed: _____

Have you ever had the property inspected for mold by a qualified inspector? Yes No
If "Yes", please describe and indicate whether you have an inspection report and any remediation undertaken: _____

Purchaser is advised that every home contains mold. Some people are more sensitive to mold than others. If concerned about this issue, purchaser is encouraged to have a mold inspection done by a qualified inspector.

E) STRUCTURAL COMPONENTS (FOUNDATION, BASEMENT/CRAWL SPACE, FLOORS, INTERIOR AND EXTERIOR WALLS): Do you know of any previous or current movement, shifting, deterioration, material cracks/settling (other than visible minor cracks or blemishes) or other material problems with the foundation, basement/crawl space, floors, or interior/exterior walls?
 Yes No If "Yes", please describe and indicate any repairs, alterations or modifications to control the cause or effect of any problem identified (but not longer than the past 5 years): _____

Do you know of any previous or current fire or smoke damage to the property? Yes No
If "Yes", please describe and indicate any repairs completed: _____

F) WOOD DESTROYING INSECTS/TERMITES: Do you know of any previous/current presence of any wood destroying insects/termites in or on the property or any existing damage to the property caused by wood destroying insects/termites? Yes No
If "Yes", please describe and indicate any inspection or treatment (but not longer than the past 5 years): _____

G) MECHANICAL SYSTEMS: Do you know of any previous or current problems or defects with the following existing mechanical systems? If your property does not have the mechanical system, mark N/A (Not Applicable).

	YES	NO	N/A		YES	NO	N/A
1) Electrical	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8) Water softener	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Plumbing (pipes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is water softener leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Central heating	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9) Security System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Central Air conditioning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	a. Is security system leased?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5) Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10) Central vacuum	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6) Fireplace/chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11) Built in appliances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7) Lawn sprinkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12) Other mechanical systems	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs to the mechanical system (but not longer than the past 5 years): _____

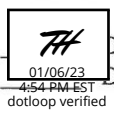
H) PRESENCE OF HAZARDOUS MATERIALS: Do you know of the previous or current presence of any of the below identified hazardous materials on the property?

	Yes	No	Unknown
1) Lead-Based Paint	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Asbestos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3) Urea-Formaldehyde Foam Insulation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4) Radon Gas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. If "Yes", indicate level of gas if known _____			
5) Other toxic or hazardous substances	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If the answer to any of the above questions is "Yes", please describe and indicate any repairs, remediation or mitigation to the property: _____

Owner's Initials Gh Date 12/30/2022
Owner's Initials _____ Date _____

Purchaser's Initials TH Date _____
Purchaser's Initials _____ Date _____



3822 Caryle Ave. cleveland Ohio 44109

Property Address _____

I) UNDERGROUND STORAGE TANKS/WELLS: Do you know of any underground storage tanks (existing or removed), oil or natural gas wells (plugged or unplugged), or abandoned water wells on the property? Yes No

If "Yes", please describe: _____

Do you know of any oil, gas, or other mineral right leases on the property? Yes No

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to oil, gas, and other mineral rights. Information may be obtained from records contained within the recorder's office in the county where the property is located.

J) FLOOD PLAIN/LAKE ERIE COASTAL EROSION AREA: Is the property located in a designated flood plain? Yes No Unknown
Is the property or any portion of the property included in a Lake Erie Coastal Erosion Area? Yes No Unknown

K) DRAINAGE/EROSION: Do you know of any previous or current flooding, drainage, settling or grading or erosion problems affecting the property? Yes No
If "Yes", please describe and indicate any repairs, modifications or alterations to the property or other attempts to control any problems (but not longer than the past 5 years): _____

L) ZONING/CODE VIOLATIONS/ASSESSMENTS/HOMEOWNERS' ASSOCIATION: Do you know of any violations of building or housing codes, zoning ordinances affecting the property or any nonconforming uses of the property? Yes No
If "Yes", please describe: _____

Is the structure on the property designated by any governmental authority as a historic building or as being located in an historic district? (NOTE: such designation may limit changes or improvements that may be made to the property). Yes No
If "Yes", please describe: _____

Do you know of any recent or proposed assessments, fees or abatements, which could affect the property? Yes No
If "Yes", please describe: _____

List any assessments paid in full (date/amount) _____
List any current assessments: _____ monthly fee _____ Length of payment (years _____ months _____)

Do you know of any recent or proposed rules or regulations of, or the payment of any fees or charges associated with this property, including but not limited to a Community Association, SID, CID, LID, etc. Yes No
If "Yes", please describe (amount) _____

M) BOUNDARY LINES/ENCROACHMENTS/SHARED DRIVEWAY/PARTY WALLS: Do you know of any of the following conditions affecting the property?


	Yes	No		Yes	No
1) Boundary Agreement	<input type="checkbox"/>	<input type="checkbox"/>	4) Shared Driveway	<input type="checkbox"/>	<input type="checkbox"/>
2) Boundary Dispute	<input type="checkbox"/>	<input type="checkbox"/>	5) Party Walls	<input type="checkbox"/>	<input type="checkbox"/>
3) Recent Boundary Change	<input type="checkbox"/>	<input type="checkbox"/>	6) Encroachments From or on Adjacent Property	<input type="checkbox"/>	<input type="checkbox"/>

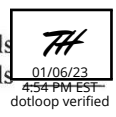
If the answer to any of the above questions is "Yes", please describe: _____

N) OTHER KNOWN MATERIAL DEFECTS: The following are other known material defects in or on the property: _____

For purposes of this section, material defects would include any non-observable physical condition existing on the property that could be dangerous to anyone occupying the property or any non-observable physical condition that could inhibit a person's use of the property.

Owner's Initials Gh Date 12/30/2022
Owner's Initials _____ Date _____

Purchaser's Initials  Date _____
Purchaser's Initials _____ Date _____



Property Address 3822 Caryle Ave. cleveland Ohio 44109

CERTIFICATION OF OWNER

Owner certifies that the statements contained in this form are made in good faith and based on his/her actual knowledge as of the date signed by the Owner. Owner is advised that the information contained in this disclosure form does not limit the obligation of the owner to disclose an item of information that is required by any other statute or law or that may exist to preclude fraud, either by misrepresentation, concealment or nondisclosure in a transaction involving the transfer of residential real estate.

OWNER: Haramarty Ltd. DATE: _____

OWNER: _____ *[Signature]* DATE: 12/30/2022

RECEIPT AND ACKNOWLEDGEMENT OF POTENTIAL PURCHASERS

Potential purchasers are advised that the owner has no obligation to update this form but may do so according to Revised Code Section 5302.30(G). Pursuant to Ohio Revised Code Section 5302.30(K), if this form is not provided to you prior to the time you enter into a purchase contract for the property, you may rescind the purchase contract by delivering a signed and dated document of rescission to Owner or Owner's agent, provided the document of rescission is delivered prior to all three of the following dates: 1) the date of closing; 2) 30 days after the Owner accepted your offer; and 3) within 3 business days following your receipt or your agent's receipt of this form or an amendment of this form.

Owner makes no representations with respect to any offsite conditions. Purchaser should exercise whatever due diligence purchaser deems necessary with respect to offsite issues that may affect purchaser's decision to purchase the property.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to Ohio's Sex Offender Registration and Notification Law (commonly referred to as "Megan's Law"). This law requires the local Sheriff to provide written notice to neighbors if a sex offender resides or intends to reside in the area. The notice provided by the Sheriff is a public record and is open to inspection under Ohio's Public Records Law. If concerned about this issue, purchaser assumes responsibility to obtain information from the Sheriff's office regarding the notices they have provided pursuant to Megan's Law.

Purchaser should exercise whatever due diligence purchaser deems necessary with respect to abandoned underground mines. If concerned about this issue, purchaser assumes responsibility to obtain information from the Ohio Department of Natural Resources. The Department maintains an online map of known abandoned underground mines on their website at www.dnr.state.oh.us.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE FORM AND UNDERSTAND THAT THE STATEMENTS ARE MADE BASED ON THE OWNERS ACTUAL KNOWLEDGE AS OF THE DATE SIGNED BY THE OWNER.

My/Our Signature below does not constitute approval of any disclosed condition as represented herein by the owner.

PURCHASER: Thomas Hawing dotloop verified 01/06/23 4:54 PM EST ZCCS-DHAS-JZEK-B3TD DATE: _____

PURCHASER: _____ DATE: _____



AGENCY DISCLOSURE STATEMENT



The real estate agent who is providing you with this form is required to do so by Ohio law. You will not be bound to pay the agent or the agent's brokerage by merely signing this form. Instead, the purpose of this form is to confirm that you have been advised of the role of the agent(s) in the transaction proposed below. (For purposes of this form, the term "seller" includes a landlord and the term "buyer" includes a tenant.)

Property Address: 3822 Carlyle Ave, Cleveland, OH 44109

Buyer(s): Thomas Hawing

Seller(s): Haramaty Guy

I. TRANSACTION INVOLVING TWO AGENTS IN TWO DIFFERENT BROKERAGES

The buyer will be represented by Mike Roberts and Mary Jo Kormushoff, and Keller Williams Chervenik.

AGENT(S)

BROKERAGE

The seller will be represented by Christopher Kaylor, and Realty Trust Services.

AGENT(S)

BROKERAGE

II. TRANSACTION INVOLVING TWO AGENTS IN THE SAME BROKERAGE

If two agents in the real estate brokerage _____ represent both the buyer and the seller, check the following relationship that will apply:

Agent(s) _____ work(s) for the buyer and Agent(s) _____ work(s) for the seller. Unless personally involved in the transaction, the principal broker and managers will be "dual agents," which is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information.

Every agent in the brokerage represents every "client" of the brokerage. Therefore, agents _____ and _____ will be working for both the buyer and seller as "dual agents." Dual agency is explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

III. TRANSACTION INVOLVING ONLY ONE REAL ESTATE AGENT

Agent(s) _____ and real estate brokerage _____ will

be "dual agents" representing both parties in this transaction in a neutral capacity. Dual agency is further explained on the back of this form. As dual agents they will maintain a neutral position in the transaction and they will protect all parties' confidential information. Unless indicated below, neither the agent(s) nor the brokerage acting as a dual agent in this transaction has a personal, family or business relationship with either the buyer or seller. *If such a relationship does exist, explain:* _____

represent only the (check one) seller or buyer in this transaction as a client. The other party is not represented and agrees to represent his/her own best interest. Any information provided the agent may be disclosed to the agent's client.

CONSENT

I (we) consent to the above relationships as we enter into this real estate transaction. If there is a dual agency in this transaction, I (we) acknowledge reading the information regarding dual agency explained on the back of this form.

Thomas Hawing dotloop verified 01/06/23 4:54 PM EST JAB-SEUR-VV91-4CWZ
BUYER/TENANT DATE

BUYER/TENANT DATE

Haramaty LTD.
SELLER/LANDLORD DATE

[Signature] 01/07/2023
SELLER/LANDLORD DATE

DUAL AGENCY

Ohio law permits a real estate agent and brokerage to represent both the seller and buyer in a real estate transaction as long as this is disclosed to both parties and they both agree. This is known as dual agency. As a dual agent, a real estate agent and brokerage represent two clients whose interests are, or at times could be, different or adverse. For this reason, the dual agent(s) may not be able to advocate on behalf of the client to the same extent the agent may have if the agent represented only one client.

As a dual agent, the agent(s) and brokerage shall:

- Treat both clients honestly;
- Disclose latent (not readily observable) material defects to the purchaser, if known by the agent(s) or brokerage;
- Provide information regarding lenders, inspectors and other professionals, if requested;
- Provide market information available from a property listing service or public records, if requested;
- Prepare and present all offers and counteroffers at the direction of the parties;
- Assist both parties in completing the steps necessary to fulfill the terms of any contract, if requested.

As a dual agent, the agent(s) and brokerage shall not:

- Disclose information that is confidential, or that would have an adverse effect on one party's position in the transaction, unless such disclosure is authorized by the client or required by law;
- Advocate or negotiate on behalf of either the buyer or seller;
- Suggest or recommend specific terms, including price, or disclose the terms or price a buyer is willing to offer or that a seller is willing to accept;
- Engage in conduct that is contrary to the instructions of either party and may not act in a biased manner on behalf of one party.

Compensation: Unless agreed otherwise, the brokerage will be compensated per the agency agreement.

Management Level Licensees: Generally, the principal broker and managers in a brokerage also represent the interests of any buyer or seller represented by an agent affiliated with that brokerage. Therefore, if both buyer and seller are represented by agents in the same brokerage, the principal broker and manager are dual agents. There are two exceptions to this. The first is where the principal broker or manager is personally representing one of the parties. The second is where the principal broker or manager is selling or buying his own real estate. These exceptions only apply if there is another principal broker or manager to supervise the other agent involved in the transaction.

Responsibilities of the Parties: The duties of the agent and brokerage in a real estate transaction do not relieve the buyer and seller from the responsibility to protect their own interests. The buyer and seller are advised to carefully read all agreements to assure that they adequately express their understanding of the transaction. The agent and brokerage are qualified to advise on real estate matters. **IF LEGAL OR TAX ADVICE IS DESIRED, YOU SHOULD CONSULT THE APPROPRIATE PROFESSIONAL.**

Consent: By signing on the reverse side, you acknowledge that you have read and understand this form and are giving your voluntary, informed consent to the agency relationship disclosed. If you do not agree to the agent(s) and/or brokerage acting as a dual agent, you are not required to consent to this agreement and you may either request a separate agent in the brokerage to be appointed to represent your interests or you may terminate your agency relationship and obtain representation from another brokerage.

Any questions regarding the role or responsibilities of the brokerage or its agents should be directed to:

Ohio Department of Commerce
Division of Real Estate & Professional Licensing
77 S. High Street, 20th Floor
Columbus, OH 43215-6133
(614) 466-4100



Gh 01/07/2023





OFFER TO PURCHASE REAL ESTATE AND ACCEPTANCE
This is a legally binding agreement. Consult with your independent legal counsel if you have questions of law.



This offer is open for Acceptance until _____ AM PM on _____

1 Thomas Hawing _____ ("BUYER") hereby offers to
2 purchase 3822 Carlyle Ave, Cleveland, OH 44109
3 _____ County, further identified as Parcel No.(s): 015-02-105

4 (the "Property") in its "AS IS" present physical condition on the following terms:

5 **PROPERTY:** The Property shall include the land, all appurtenant rights, privileges and easements, all buildings and
6 fixtures, and the following items if now on the Property: all electrical, heating, central air, plumbing and bathroom
7 fixtures; mirrors affixed by screws or adhesives; landscaping; light fixtures and ceiling fans; mailbox; all window
8 coverings including rods and fixtures; blinds and awnings; window and door screens; carbon monoxide, smoke, and
9 fire detector(s); all garage door opener(s); swimming pool and equipment; gas logs, attached fireplace equipment
10 and grate; satellite dish and all controls; and security system. If checked, the following chattel (items not affixed to
11 the Property) shall be included in the purchase:

- 12 microwave kitchen refrigerator dishwasher washer dryer humidifier
- 13 window air conditioning unit water softener kitchen range and oven all television wall mount(s)

14 and the following: All appliances in the unit.
15 _____

16 The following fixtures (items affixed to the Property) shall be excluded from this purchase: _____
17 _____

18 The parties agree that the foregoing supersede any and all marketing information for the Property, including
19 without limitation via any multiple listing services (MLS) information.

20 **PRICE:** BUYER shall pay SELLER the sum of..... \$ 50,000

21 For the Property, as follows:

22 Earnest money in the form of (elect one) Check Electronic Deposit..... \$ 1,000

23 To be deposited in a non-interest-bearing trust account with Escrow Agent, as defined below: (elect one):

24 within 72 hours of Acceptance of this Agreement as defined below

25 upon removal of the last of BUYER'S inspection contingencies as described below

26 Balance of funds necessary for down payment or Cash purchase \$ 49,000

27 Remaining amount to be financed (if any) \$ _____

28 NOTE: The parties understand and agree that Ohio law requires sums in excess of \$10,000 payable to the Escrow Agent (whether
29 earnest money, down payment, or SELLER funds necessary to close) to be made via wire transfer.

30 **FINANCING:** BUYER shall use all reasonable efforts to obtain a (elect one) Conventional FHA VA
31 Other _____ loan for the Property and shall make written loan application

32 within five (5) calendar days from the date of this Agreement. If BUYER does not obtain a written loan commitment
33 within _____ days after the date of this Agreement or by such other date as may be agreed in writing by


34 the parties, then this Agreement shall be null and void, and the parties agree to sign a mutual release authorizing
35 return of all earnest monies to BUYER. If BUYER'S lender's appraiser does not appraise the Property at or above

36 the purchase price, then BUYER shall have the right to terminate this Agreement by providing prompt written notice
37 to SELLER and the parties shall execute a mutual release of this Agreement authorizing return of the earnest money

38 to BUYER. SELLER agrees to pay \$ _____ toward BUYER'S expenses (applied first toward fees
39 that BUYER is precluded from paying by VA/FHA, including but not limited to document preparation, underwriting,

40 tax services, courier service, and re-inspection fees). Any remaining amount shall then be applied to BUYER'S pre-
41 paid expenses permitted by lender, discount points, and closing costs. If VA, FHA or USDA, SELLER agrees to pay

42 for required repairs not to exceed \$ _____.

 <small>01/06/23</small> BUYER(S) Initials & Date	Gh _____ SELLER(S) Initials & Date	01/07/2023
--	---------------------------------------	------------

Property Address: 3822 Carlyle Ave, Cleveland, OH 44109

43 **TITLE:** SELLER shall convey marketable title to BUYER by general warranty deed and/or fiduciary deed, if required,
44 with release of dower, free and clear of all liens and encumbrances whatsoever, except (a) any mortgage assumed
45 by BUYER; b) such restrictions, conditions, easements (however created) and encroachments as do not materially
46 adversely affect the use or value of the Property; c) zoning ordinances, if any; and d) taxes and assessments, both
47 general and special, not yet due and payable; and e) all timber, coal, oil, gas, and other mineral rights and interests
48 previously transferred or reserved of record. SELLER shall furnish an Owner's Fee Policy of Title Insurance in the
49 amount of the purchase price with cost of the insuring premium split equally between SELLER and BUYER. Escrow
50 Agent shall provide BUYER with title commitment for BUYER'S review prior to title transfer. SELLER shall have thirty
51 (30) days after written notice to remove title defects. If unable to do so, BUYER may either a) accept title subject to
52 each defect without any reduction in the purchase price; or b) terminate this Agreement, in which case neither
53 BUYER, SELLER nor any brokerage or agents shall have any further liability to each other, and both BUYER and
54 SELLER agree to sign a mutual release and the earnest money shall be returned to BUYER.

55 **FUNDS AND DOCUMENT DEPOSITS AND TITLE TRANSFER:** All funds and documents necessary for completion
56 of this Agreement shall be placed in escrow with (*the parties shall elect one*) _____ Gh
57 American Title Solutions **OR** xxxxxxxxxxxxxx Terra Blue Title 2163904100 (the "Escrow Agent")
58 on or before 02/02/2023 and title shall be transferred on or about 02/02/2023.

59 (NOTE: It is recommended that the agreed date for title transfer is a Monday, Tuesday, or Wednesday).

60 **ELECTRONIC DATA SECURITY WARNING:** The parties acknowledge that there are cyber security risks associated with
61 real estate transactions and therefore agree to use extreme caution and diligence in all communications relating to this
62 Agreement. Keller Williams Chervenic Realty agents and employees will never ask any party for confidential financial
63 information, including personal credit or debit card, routing, or bank account numbers. The parties agree to confirm
64 wire and any other instructions received in connection with this Agreement directly with the party making such a request
65 by using an independently verified telephone number. The parties hereby agree to release all brokerages and agents
66 involved in this transaction from any and all liability related to any cyber risk or damages.

67 **POSSESSION:** SELLER shall deliver possession to BUYER at 5 AM PM, 0 days after
68 the title transfer, **OR** AM PM on _____ (date), whichever is later,
69 provided that title has transferred. BUYER agrees to transfer utilities commencing on the date of possession.
70 SELLER agrees to deliver possession of the Property in "broom clean" condition and with all personal property not
71 conveyed removed from the Property.

72 **PRORATIONS:** Tenant security deposits, if any, shall be credited to BUYER through escrow. Rents, if any, taxes
73 and assessments, and homeowners' association fees and assessments, if any, shall be prorated by the Escrow
74 Agent as of the date of recording of the Deed. Taxes and assessments shall be prorated based upon the latest
75 available tax duplicate. The parties agree to consult with the county auditor's office about the Property's taxes,
76 including without limitation because the latest available tax duplicate may not accurately reflect the amount of taxes
77 owed. The parties agree to adjust directly any changes in proration when the tax duplicate for the calendar year of
78 closing when it becomes available. If the Property is new construction and recently completed or in the process of
79 completion at the time of the Agreement, then the Escrow Agent shall make a good faith estimate of the taxes owed
80 on the value of the improved Property to the date of title transfer and reserve sufficient funds in escrow from
81 SELLER'S net proceeds to pay those taxes when they become due and payable after title transfer. The Escrow
82 Agent is instructed to release the balance of the funds on reserve upon notice from the county auditor that the taxes
83 on the land and improvements have been paid in full to the date of title transfer. The Escrow Agent shall withhold
84 \$275 from SELLER to secure payment of final water and sewer charges, if any. The Escrow Agent is instructed to
85 either pay said charges or verify SELLER'S payment of said charges and remit any balance to SELLER. In the event
86 the Property shall be deemed subject to any agricultural tax recoupment (C.A.U.V.), SELLER agrees to pay the
87 amount of such recoupment.

BUYER Initials & Date TH 01/06/23
(Page 2 of 6)
SELLER(S) Initials & Date Gh 01/07/2023

Property Address: 3822 Carlyle Ave, Cleveland, OH 44109

88 **CHARGES/ESCROW INSTRUCTIONS:** This Agreement shall be used as escrow instructions subject to the Escrow
89 Agent's standard conditions of acceptance that are not inconsistent with this Agreement. SELLER shall pay the
90 following costs through escrow:

- 91 a) real estate transfer tax;
- 92 b) any amount required to discharge any mortgage, lien or encumbrance not assumed by BUYER;
- 93 c) title exam and one-half the cost of insuring premium for Owners Fee Policy of Title Insurance;
- 94 d) prorations due BUYER;
- 95 e) Brokerage commissions;
- 96 f) one-half of the escrow fee;
- 97 g) Other _____ (unless VA/FHA regulations prohibit
- 98 payment of escrow fees by BUYER, in which case SELLER shall pay the entire escrow fee).

99 SELLER shall pay directly all utility charges to the date of title transfer or date of possession, whichever is later.

100 BUYER shall pay the following through escrow (unless prohibited by VA/FHA regulations):


- 101 a) one-half of the escrow fee;
- 102 b) one-half the cost of insuring premiums for Owners Fee Policy of Title Insurance;
- 103 c) all recording fees for the deed and any mortgage;
- 104 d) a commission of \$395 to Keller Williams Chervenik Realty if BUYER is represented by Keller Williams
- 105 Chervenik Realty
- 106 e) Other _____.

107 **WALK THROUGH:** The parties agree that BUYER will be given an opportunity to walk through the Property on or
108 about 5 _____ day(s) prior to title transfer solely to verify that it is in the same or similar condition, absent normal
109 wear and tear, that it was at the time of Acceptance. BUYER acknowledges and agrees that no issues may be
110 raised at the time of the walk-through with respect to any condition of the Property that was in existence at the time
111 of BUYER'S viewing or inspection of it. If the walk-through evidences a material adverse change in the Property's
112 condition, BUYER shall promptly notify SELLER and Escrow Agent in writing. Thereafter, the parties shall mutually
113 agree in writing upon an amount to be either: (1) held in escrow from SELLER'S proceeds pending correction of the
114 material adverse change; or (2) credited to BUYER through escrow at the time of title transfer.

115 **DAMAGE OR DESTRUCTION OF PROPERTY:** Risk of loss to the Property shall be borne by SELLER until the
116 date and time of transfer of title. If the Property is destroyed or materially damaged in excess of ten percent of the
117 purchase price prior to title transfer, then either party may terminate this Agreement upon signing a mutual release.

118 **REPRESENTATIONS AND DISCLAIMERS:** SELLER warrants that SELLER has completed the Ohio Residential
119 Property Disclosure with no assistance from any brokerage or agent(s) and has otherwise disclosed all known
120 material conditions and defects in the Property, including the land and structures. BUYER understands and agrees
121 that the brokerage(s) and agents are not inspectors or contractors; they are not qualified to inspect a property and
122 do not verify or investigate SELLER'S representations and disclosures, including those made on SELLER'S Ohio
123 Residential Property Disclosure. BUYER agrees to rely solely on the Ohio Residential Property Disclosure and
124 BUYER'S inspectors and BUYER's own due diligence in their purchase of the Property. The parties hereby release
125 the brokerage(s) and agents from any and all claims, actions, injuries or damages relating to this transaction,
126 including any misrepresentations or omissions of SELLER. BUYER agrees that BUYER has not relied on any verbal
127 or written representations of any brokerage(s) or agent(s) about the Property, including without limitation its features,
128 characteristics, improvements, fitness, use, value, or condition, MLS information, square footage, zoning, lot size,
129 mold, structure, soils, homeowners' fees, public and private assessments, utilities, taxes, or special assessments.

130 **MEGAN'S LAW:** SELLER warrants that SELLER has disclosed to BUYER all notices received from the local sheriff
131 pursuant to Ohio's sex offender notification law. BUYER acknowledges that such information may no longer be
132 accurate and agrees to inquire directly with the local sheriff's office or Ohio Attorney General's office as to registered
133 sex offenders.

 <small>01/06/23</small> BUYER(S) Initials & Date	Gh SELLER(S) Initials & Date	<div style="border: 1px solid black; padding: 2px; display: inline-block;">01/07/2023</div>	
--	---------------------------------	---	--

Property Address: 3822 Carlyle Ave, Cleveland, OH 44109

134 **INSPECTION:** BUYER'S "as is" purchase of the Property is subject to BUYER'S inspection(s), as elected below,
135 which shall be conducted by independent and licensed if applicable professional inspectors of BUYER'S choice no
136 later than ten (10) calendar days from the date of this Agreement. In conducting BUYER'S due diligence, Buyer
137 assumes sole responsibility to select and retain a professional inspector for each requested inspection and releases
138 SELLER and Keller Williams Chervenik Realty, Inc. from any and all liability regarding the selection or retention of
139 the inspector(s).

140 **BUYER is advised to review local and county government(s) records in connection with BUYER'S purchase, including**
141 **as to permitting of improvements and point of sale requirements. BUYER shall be solely responsible for conducting**
142 **BUYER'S own due diligence investigations and shall not rely on representations of SELLER or any brokerage, agent, or**
143 **Escrow Agent. (Physical inspections by appraisers, VA, FHA, city inspectors, Health Departments, etc., do not negate**
144 **the need for BUYER to conduct BUYER'S own inspections.)**

145 **BUYER ELECTS THE FOLLOWING INSPECTIONS:**

<u>CHOICE</u>		<u>INSPECTION</u>	<u>EXPENSE</u>	
YES	NO		BUYER	SELLER
<input type="checkbox"/>	<input checked="" type="checkbox"/>	GENERAL HOME	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	RADON	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	PEST/WOOD DESTROYING INSECTS	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	SEPTIC SYSTEM	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	WELL <input type="checkbox"/> POTABILITY <input type="checkbox"/> FLOW RATE	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	VISUAL MAIN SEWER LATERAL INSPECTION	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	MOLD	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	OTHER (<i>specify</i>) <u>Buyer's Contractor to walk the property and deem condition acceptable</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

156 If any of the inspectors who have performed an inspection recommend further detailed inspections, including any of
157 the above not specifically elected by BUYER, or additional inspections are required by lender, then BUYER will notify
158 SELLER in writing within three (3) calendar days of the completion of the last inspection and shall have an additional
159 seven (7) calendar days from the date of notification to complete the additional inspections. **All inspections shall**
160 **be performed by the professional inspector(s) or contractor(s) of BUYER'S choice, regardless of which party**
161 **is paying for the inspections.** BUYER is responsible for ordering the inspections. SELLER agrees to provide
162 reasonable access to the Property for any and all inspections.

163 If BUYER is satisfied with the inspection results then any contingency pursuant to this paragraph shall be removed
164 in writing by the parties and BUYER agrees to accept the Property in its present "AS IS" condition. If, in good faith,
165 BUYER is unsatisfied with the results of any of the above inspection(s), then BUYER must so notify SELLER in
166 writing within the inspection period indicating either 1) acceptance of the Property subject to SELLER'S repair of
167 certain material defects; or 2) termination of the Agreement based upon the results of the inspections. If BUYER has
168 notified SELLER in writing of a request for repair of certain material defects, the parties shall have three (3) calendar
169 days to reach written agreement of the unsatisfactory condition(s) to be repaired by SELLER. If no such agreement
170 is reached, then BUYER will have the option to terminate the Agreement or accept the Property in its "AS IS"
171 condition without repairs. The parties agree to sign a mutual release upon receipt of said release, Escrow Agent
172 shall distribute any monies on deposit in accordance with its terms. In the event BUYER does not inspect the
173 Property within the inspection period, then BUYER waives all rights of inspection, any contingency pursuant to this
174 paragraph shall be removed, and BUYER agrees to accept the Property in its present "AS IS" condition.

175 **In any event BUYER agrees that upon title transfer, BUYER shall be deemed to have accepted the Property in its present**
176 **"AS IS" condition.**

177 **WAIVER:** TH (BUYER initials): BUYER expressly waives each and every professional inspection
178 above to which BUYER has not indicated "yes". BUYER'S failure to perform any elected inspection or
179 recommendation for follow up shall be deemed an absolute waiver of it and BUYER'S acceptance of the Property in
180 its "as is" condition.

<div style="border: 1px solid black; width: 40px; height: 40px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> </div> <p style="font-size: small; margin-top: 5px;">01/06/23 8:58 PM EST dotloop verified</p>	<p style="font-size: small; margin-top: 5px;">Gh</p>	<div style="border: 1px solid black; width: 60px; height: 30px; margin: 0 auto; display: flex; align-items: center; justify-content: center;"> 01/07/2023 </div>
BUYER(S) Initials & Date	(Page 4 of 6)	SELLER(S) Initials & Date

Property Address: 3822 Carlyle Ave, Cleveland, OH 44109

181 **LOCAL MUNICIPALITY AND COUNTY INSPECTIONS:** SELLER agrees to comply with any local and county point
182 of sale requirements. If applicable SELLER shall order and obtain any required point of sale inspections and deliver
183 the results to BUYER and the Escrow Agent within ten (10) days from the date of Acceptance.

184 **LOSS HISTORY REPORT:** The parties agree that this Agreement is subject to BUYER'S review and approval of
185 an insurance claims loss history report on the Property. BUYER (*elect one*)

186 requests a **FREE** insurance claims loss history report provided by our affiliate Epic Insurance. BUYER
187 authorizes Keller Williams Chervenik Realty to provide BUYER'S contact information to Epic Insurance.

188 agree to obtain report from their contact of choice

189 declines to secure an insurance loss history report on the Property (**not recommended**)

190 BUYER understands and agrees that BUYER shall be solely responsible for obtaining the report. Within (10) days
191 from the date of this Agreement, BUYER shall obtain and review the report and either (a) remove this contingency
192 in writing and accept the Property in its "AS IS" condition; or (b) terminate this Agreement by written notice to SELLER
193 if the report identifies material defects not previously disclosed in writing to BUYER. If BUYER elects to terminate
194 this Agreement, then BUYER shall provide a copy of the report to SELLER, and both parties agree to sign a mutual
195 release, whereupon the earnest money will be returned to BUYER. In the event BUYER does not obtain and review
196 a report within (10) days of the date of this Agreement, then BUYER agrees that any contingency pursuant to this
197 paragraph shall be removed and BUYER agrees to accept the Property in its present "AS IS" condition. BUYER
198 understands that they are not required to use Epic Insurance for loss history report for their insurance needs.

199 **HOME WARRANTY:** BUYER acknowledges the availability of a limited home warranty insurance policy for the
200 Property. The parties agree that (*elect one*):

201 SELLER shall provide a home warranty as offered in SELLER'S listing, with the cost of the premium to
202 be paid by SELLER through escrow at title transfer

203 BUYER shall obtain a home warranty through _____ at a cost
204 of \$ _____ payable by SELLER BUYER through escrow at title transfer

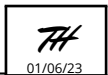
205 BUYER declines to secure a home warranty.

206 BUYER acknowledges and agrees that home warranty policies have a deductible, do not cover pre-existing defects,
207 and have other exclusions from coverage. BUYER further acknowledges that a brokerage may receive
208 compensation for handling such policies.

209 **BINDING AGREEMENT:** For purposes of this Agreement, "days" shall be defined as calendar days. "Acceptance"
210 shall occur when the latter of the parties signs this Agreement without making material change and then delivers
211 either written or verbal notice of such signatures to the other party or the other parties' agent. Upon Acceptance, this
212 offer and all addenda shall become an Agreement binding upon the parties, their heirs, executors, administrators,
213 and assigns. Facsimile and electronic signatures shall be deemed binding and valid. This Agreement represents
214 the entire agreement between the parties, and there are no other representations, warranties or understandings
215 between them, except as outlined herein. This is a legally binding agreement. The parties are hereby advised to
216 consult with their independent legal counsel before executing this Agreement if they have any questions of law.

217 **SPECIAL CONDITIONS:** _____
218 _____
219 _____
220 _____

221 **ADDENDA:** The following are incorporated into this Agreement, if applicable: State of Ohio Agency Disclosure(s);
222 SELLER'S State of Ohio Residential Property Disclosure Form; EPA Lead-Based Paint Addendum (if Property was
223 built before 1978), including BUYER'S acknowledgement of the Lead Paint pamphlet; Affiliated Business
224 Arrangement (ABA) Disclosure(s); FHA Amendatory Clause and Real Estate Certifications and
225 _____

 01/06/23 BUYER(S) Initials & Date	(Page 5 of 6)	Gh 01/07/2023 SELLER(S) Initials & Date
---	---------------	---

Property Address: 3822 Carlyle Ave, Cleveland, OH 44109

ACCEPTANCE OF OFFER:

Thomas Hawing

Thomas Hawing dotloop verified
01/06/23 4:54 PM EST
OQGM-TFUS-8UQD-A1JY

BUYER NAME (PRINT) _____ DATE _____

BUYER SIGNATURE _____

BUYER NAME (PRINT) _____ DATE _____

BUYER SIGNATURE _____

226 **EARNEST MONEY RECEIPT:** If Selling Agent is accepting Earnest Money check upon execution of this Agreement
227 receipt is hereby acknowledged by Selling Agent.

Mike Roberts dotloop verified
01/06/23 4:07 PM EST
QCWC-I8ZE-AIER-D2NA

228 SELLING AGENT _____
229 DATE _____
230

231 **ACCEPTANCE:** SELLER hereby accepts the above offer and, upon title transfer, irrevocably instructs the Escrow
232 Agent to pay from SELLER'S proceeds and other personal sources of funds, if necessary, the Brokerage Fee
233 provided in the Listing Agreement between SELLER and Listing Broker. In the event that this is a Co-brokered
234 transaction, the Brokerage fee paid to Keller Williams Chervenik Realty will be paid per the Multiple Listing Service
235 BUYER Brokerage Compensation.

Haramaty Guy

SELLER SIGNATURE _____

SELLER NAME (PRINT) _____ DATE _____

SELLER SIGNATURE _____

Haramaty Guy 01/07/2023

Ch

SELLER NAME (PRINT) _____ DATE _____

SELLER SIGNATURE _____

Keller Williams Chervenik Realty
Selling Broker

Realty Trust Services
Listing Broker

3589 Darrow Rd Stow OH 44224

Office Address
2011003065

Office Address

REC.2009004312

Brokers License Number

Brokers License Number

Mike Roberts

Chris Kaylor

Selling Agent Name/ License #

Listing Agent Name/ License #

mike.roberts@kw.com

Email/ Phone

Email/ Phone

Co-Selling Agent Name/ License #

Co-Listing Agent Name / License #

Email/ Phone

Email/ Phone

BUYER(S) Initials & Date (Page 6 of 6) SELLER(S) Initials & Date